

KNOW ALL MEN BY THESE PRESENTS, That Joseph F. Antonoff, a married man (his separate property) 1557 N. Courtney Ave., Hollywood, California, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert D. Fleming and Jean L. Fleming, husband and wife, 24370 Hatteras St., Woodland Hills, California, 91364 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath State of Oregon, to-wit:

The South half of the North half of the North half of the Northeast quarter that lays west of U.S. Highway 97 in Section 28, Township 34 South, Range 7 East Willamette Meridian. (Fourteen acres)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances and that Jane N. Antonoff is now the legal spouse of Joseph F. Antonoff and that Jane N. Antonoff is aware and cognizant of this transaction and agrees to the content of this document as indicated by her signature below

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ nil

However, the actual consideration consists of an exchange of part of this same property in order to eliminate an encumbrance and re-convey the Fleming property in order to obtain access to U.S. Highway 97

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day of 1972; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Joseph F. Antonoff  
Joseph F. Antonoff  
Jane N. Antonoff

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ California, ss.  
County of Los Angeles

FEB 14 1972

Personally appeared the above named JOSEPH F. ANTONOFF and JANE N. ANTONOFF

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Martha Euse  
Notary Public for ~~OREGON~~ California  
My commission expires:

STATE OF OREGON, County of Klamath ss.  
Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

# WARRANTY DEED

JOSEPH F. ANTONOFF

TO

ROBERT D. FLEMING

JEAN L. FLEMING

AFTER RECORDING RETURN TO:  
Robert D. Fleming  
24370 Hatteras St.  
Woodland Hills, California  
91364

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$2.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23 day of February, 1972, at 3:16 o'clock P.M., and recorded in book 472 on page 1911

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By Cynthia [Signature] Deputy.